

The Property

Ideally located in a cul de sac location, close to the centre of Hook and Hook mainline station is this detached property which has been extended and re-decorated throughout.

On entering the property via a porch which in turn leads to the entrance hallway with downstairs cloakroom and stairs to the first floor with an under-stair storage cupboard.

The principle accommodation includes living room which opens to a dining room, with patio doors leading to the rear garden, which in turn leads onto a modern kitchen with eye and base level units, appliances that include hob and oven, large fridge, dishwasher; adjacent to the kitchen is a generous utility room with a further range of units and door leading to the rear garden, washing machine and chest freezer. There is a generous family room and study. To the first floor are the four bedrooms, main bedroom, fitted wardrobes with a three-piece shower en suite, there is also a good sized family bathroom.

Externally an enclosed garden which and is predominately laid to lawn with tree and shrub borders, patio area, ideal for entertaining.

To the front of the property is driveway parking.

The property is well located for local schools and is currently in the catchment areas for Hook Infant & Junior schools and Robert May's Secondary school.

Available from the beginning of June.

Energy Efficiency rating - C Council tax Band - F Tenancy Length – 12 months

ADDITIONAL CHARGES

Security deposit - £3403.00 (5 weeks rent), Holding deposit – £680.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf

McCarthy Holden is a member of the Propertymark client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.



HAZEL COPPICE, HOOK

£2,950 pcm